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Queensway
Old Dalby

- Extended four bedroom semi-detached home
- Approximately 1,401 square feet
- Well-appointed kitchen with integrated appliances
- Cosy living room with log burner
- Main bedroom with en suite and dressing room
- Rear extension with underfloor heating
- Beautiful garden with countryside views
- Brand-new driveway and front patio
- EPC Rating TBC / Council Tax Band C / Freehold

This substantially extended semi-detached family home offers approximately 1,401 square feet of beautifully presented accommodation, combining modern living with fantastic entertaining space and attractive countryside views. Situated in the popular village of Old Dalby, the property has been thoughtfully improved by the current owners and is ready to move straight into.

The property benefits from a brand-new driveway and front patio, while to the rear you'll find a beautifully established garden complete with a vegetable patch, raised beds, an outside tap, outdoor power and lighting, a water butt and a shed, all enjoying a peaceful countryside backdrop, with the raised beds and water butt available subject to offer. A substantial brick-built rear extension provides additional living space with underfloor heating and approximately three years remaining on the warranty.

Inside, the spacious accommodation includes a cosy living room with a log burner, a well-appointed kitchen with integrated appliances, including a recently installed dishwasher, and a fantastic bar and entertainment area with a pool table. Smart lighting and USB power points feature throughout, while the principal bedroom enjoys the luxury of a walk-in wardrobe and an en suite shower room.

Location:
Old Dalby offers an excellent village lifestyle, with countryside walks on the doorstep, a playing field and park nearby, a popular village hall with a pop-up Post Office, The Crown Inn, The Anchor pub, and a café all within walking distance. Nice Pie, Bison Farm Shop, Race Hub and the renowned Ragdale Hall Spa are all around five minutes away, while Asfordby offers further amenities, including a Co-op and takeaway restaurants. The A46 is also easily accessible, providing convenient links to Nottingham and Leicester.

Agents Note
The current owners may also consider including a selection of items within the sale, subject to the agreed purchase price. These include the hallway bureau, bar and stools, pool table, TV, water feature, conservatory sofa bed, and selected lampshades with smart bulbs.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Melton Borough Council, Parkside, Station Approach, Burton Street, Melton Mowbray, Leics, LE13 1GH. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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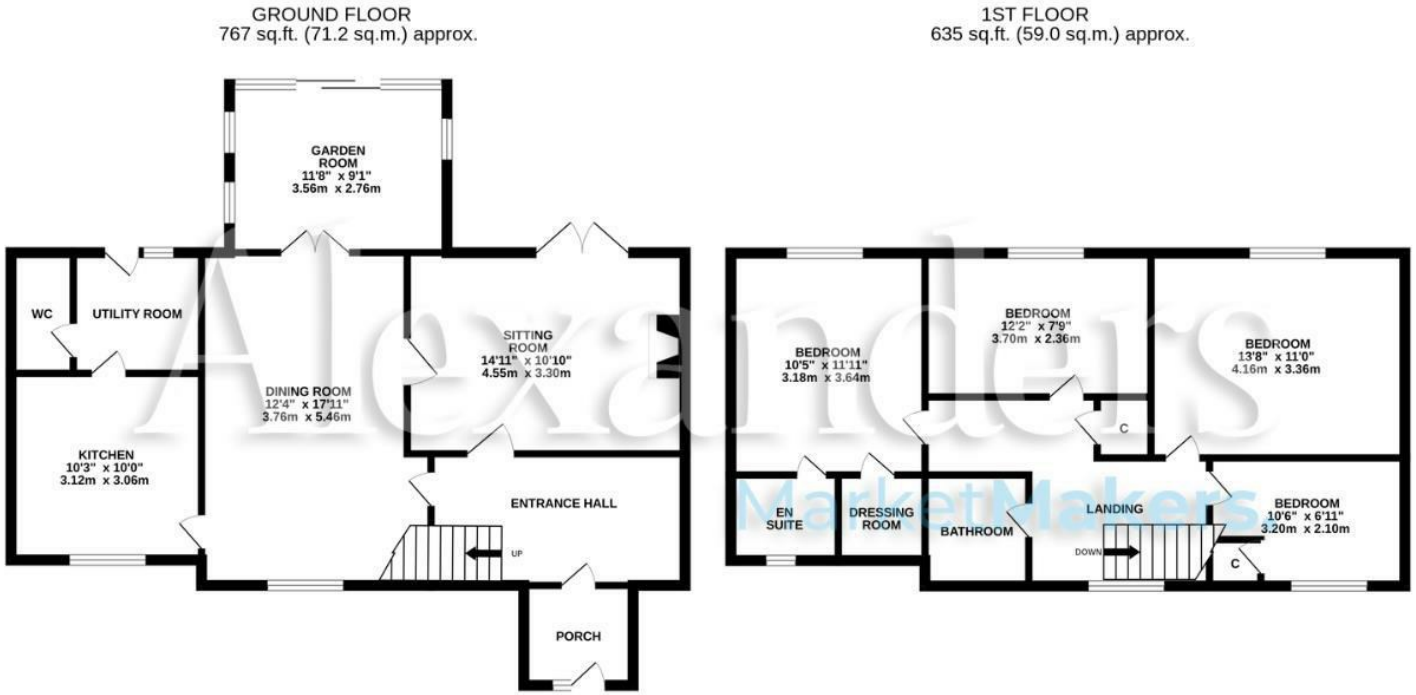
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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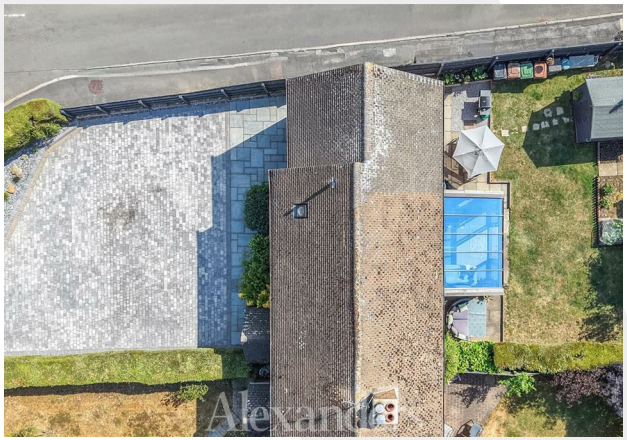

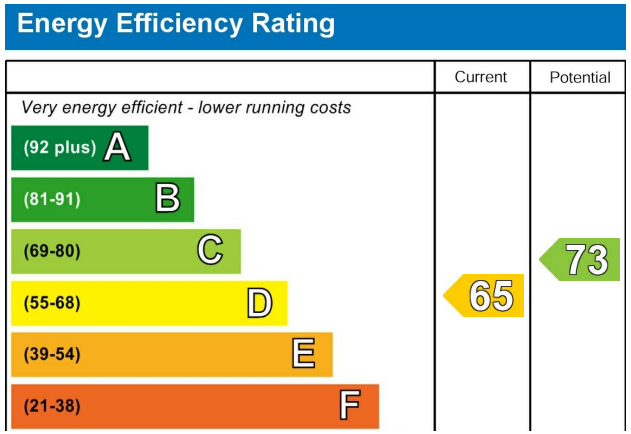

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